

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 193

Case No. 77-29

November 10, 1977

The application in Case No. 77-29 is a request by the Ruppert Home for the Aged for a change in zoning from R-2 to R-4 for property located at 22nd Street and "T" Place, S. E., (Parcel 219/28). The property contains approximately 175,000 square feet, and is presently vacant.

The site is bounded on the south, north and west by land developed predominantly with single family housing, in the form of semi-detached dwellings and community houses in the R-2 District. There are apartments located to the north east and east in the R-5-A and R-5-B Districts.

The area east of the Anacostia River is one where the District of Columbia as a whole has been attempting to improve the quality of residential development, encourage home-ownership housing opportunities and control the overall density of residential development. The Commission finds that the requested change to R-4 would provide no opportunity for the review and control of development on this site, which is the largest vacant and developable site in this immediate area, and which has the potential to adversely impact existing surrounding development.

The Commission further notes that the applicant does not intend to develop **the site itself**, and that no plans or proposals for use of the site have been presented with the application. Development of the site would be undertaken by some future purchaser of the site, unknown at present. The Commission finds that this creates a serious deficiency in the case presented by the applicant, as the Commission is not able to adequately judge the merits of R-4 zoning for the site in the absence of such specific information.